

FOR LEASE

**4703 QUEEN ST.
NIAGARA FALLS, ON**

LEASE PRICE:

\$1,500/Month Gross
Lease + HST + Utilities



Open-Concept
Layout



Ideal for Retail/
Office Uses



Great Exposure
on Queen St.



Central Business
Commercial Zone

CONTACT:

ANDREW ROSELLI

Sales Representative

+1 905 327 7579

andrew.roselli@colliers.com



±600 SF RETAIL/ OFFICE SPACE

*Excellent Opportunity to Operate Your Business
in a Central, Established Commercial Area*



Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798 | collierscanada.com/niagara

Property Highlights

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4703 QUEEN STREET NIAGARA FALLS | ON



±600 SF Retail/ Office Space
with Open-Concept Layout



Located in the Downtown
Niagara Falls Core



Easy Access to QEW Hwy.

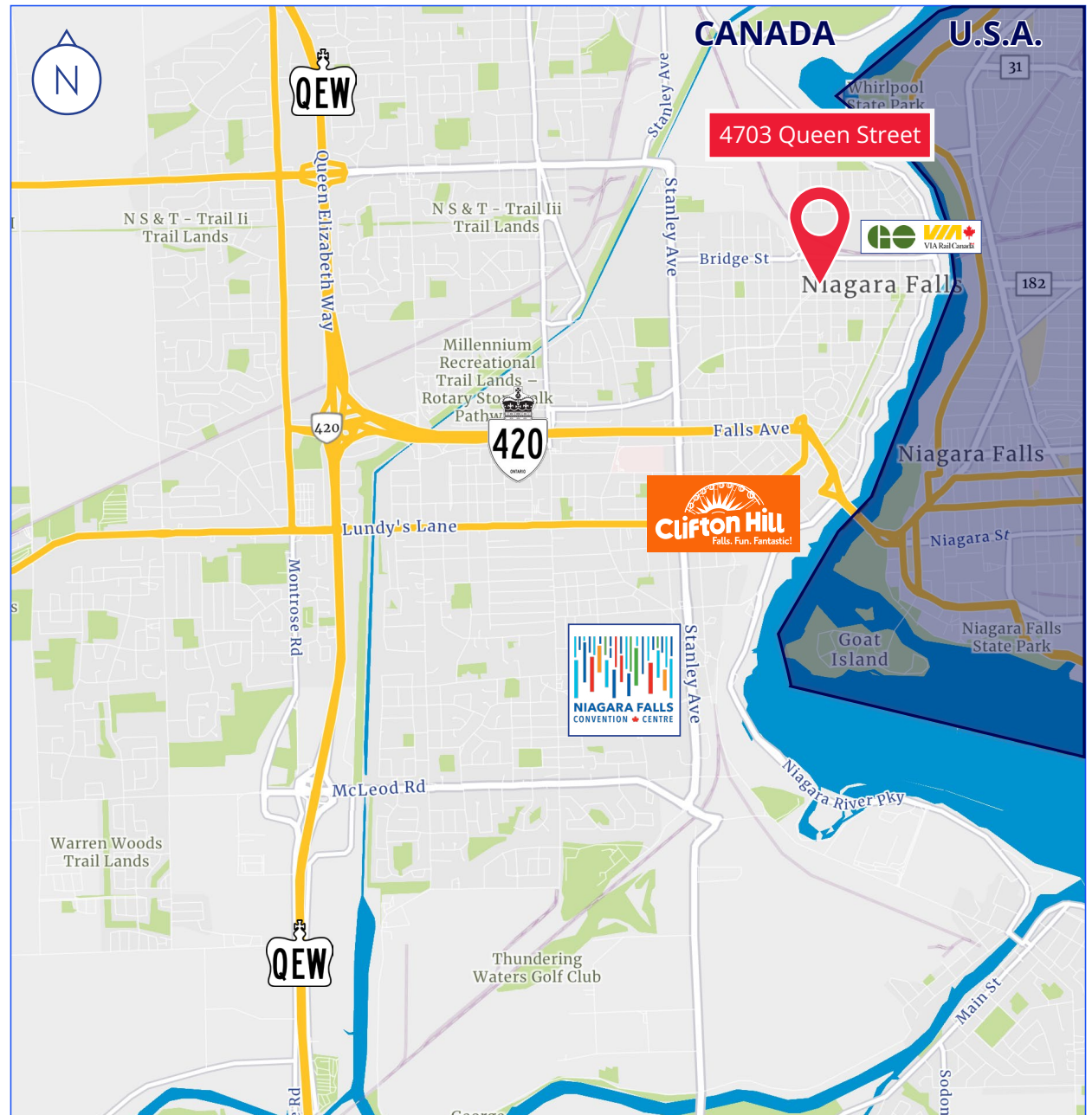


Minutes to Bus Terminal &
GO Train/ VIA Rail Station



Great Exposure with
Signage Opportunities

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Listing Specifications

4703 QUEEN STREET | NIAGARA FALLS | ON



Location NE corner of Queen Street & Buckley Avenue

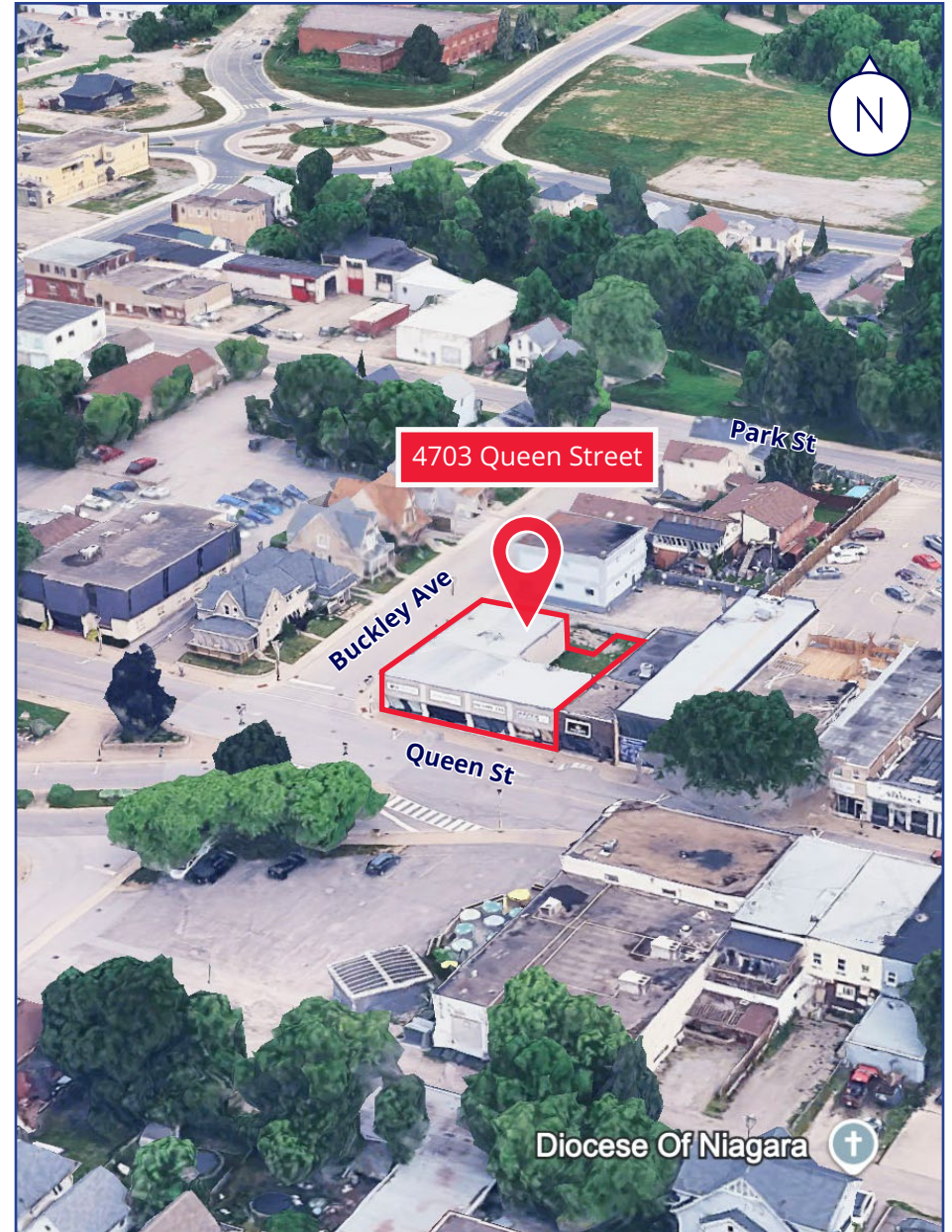
Available Area ±600 SF

Lease Rate \$1,500/Month Gross Lease + HST + Utilities

Zoning CB2 - Central Business Commercial

Official Plan Major Commercial (*Transit Station - Mixed Use 1 Downtown Secondary Plan*)

- Comments
- Well-located retail or office space in the Downtown Niagara Falls core
 - Surrounded by professional tenants, this unit is ideal for a variety of retail or office uses
 - The space features an open-concept layout with great exposure and signage opportunities
 - Ample street parking
 - Nearby permit parking lots provide convenient access for customers and staff
 - Excellent opportunity to operate your business in a central, established commercial area



Location Overview

4703 QUEEN STREET | NIAGARA FALLS | ON



Property Photos

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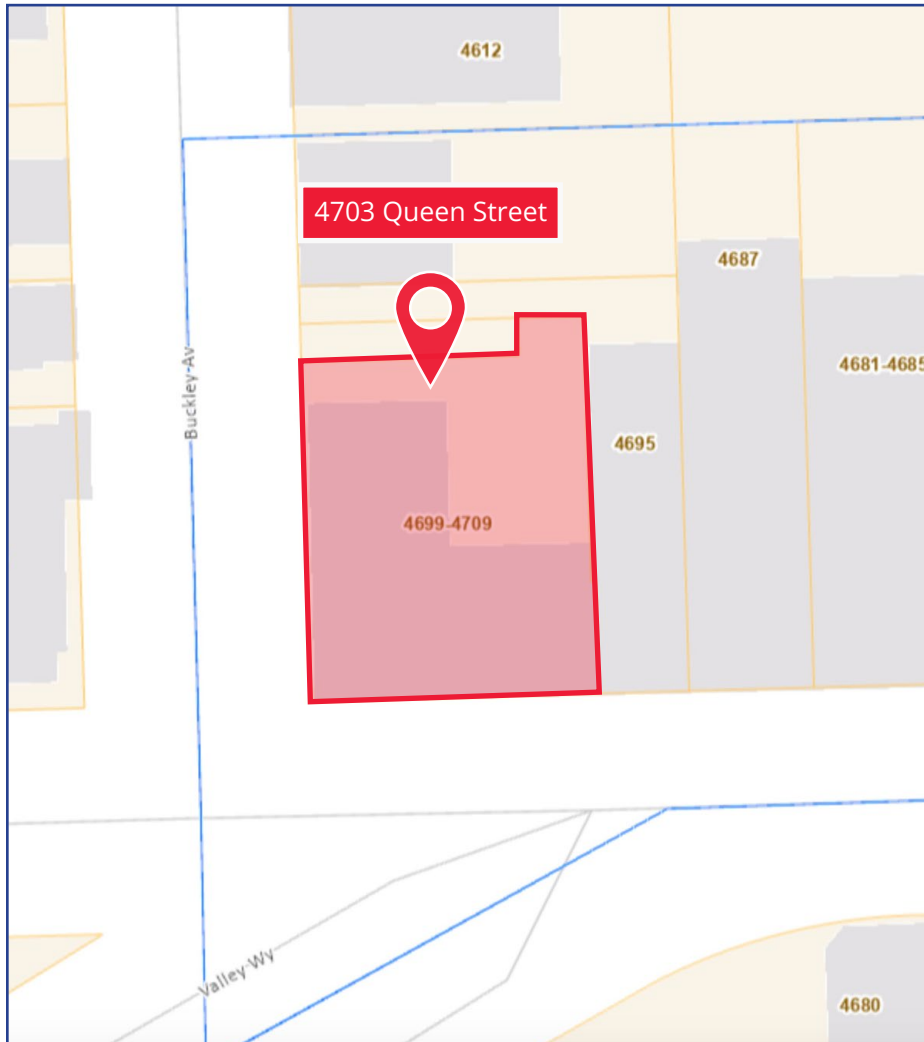


Zoning CB2 - Central Business Commercial



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PERMITTED USES: No person shall within any CB, CB2, CB3, CB4, CB4-1, CB5 OR CB6 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:



- Art gallery
- Assembly hall
- Auctioneering establishment
- Bake shop
- Bank, trust company, credit union, currency exchange
- Car rental establishment, truck rental establishment
- Clinic
- Dancing studio
- Day nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmers' market
- Funeral home
- Health centre
- Hotel
- Laundry
- Library
- Motel
- Museum
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of worship
- Printing shop
- Public garage, mechanical
- Private club
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Animal clinic
- Apartment Dwelling except on Queen Street, and Park Street (between Ontario Ave and Erie Avenue), where dwelling units are only permitted in a building in combination with one or more of the uses listed in this section and further provided that such dwelling units, except entrances thereto, are located above the ground floor.
- Licensed establishment
- Nightclub
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, licensed establishment, nightclub, place of entertainment and restaurant
- A bed and breakfast in an existing detached dwelling or dwelling unit
- Vacation rental unit within an existing detached dwelling or dwelling unit

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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collierscanada.com/niagara

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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